



Key innovations and technology

- ★ The innovative unit delivers North Tees and Hartlepool NHS Trust a high quality ward with low cost maintenance.
- ★ A future-proofed design ensures that future expansion can be done without decanting, affecting trust business and at reduced cost.
- ★ Thermal efficiency helps North Tees address its commitment to sustainability and matches reduced carbon emissions with lower running costs.
- ★ Interactive boards throughout unit provide an efficient approach to patient records.



Estates Director, Kevin Oxley, was delighted the work was completed so quickly. "It allowed us to increase capacity and introduce a new model of care at an earlier stage, and benefit from operational efficiencies," he said. Completing the building within six months on-site allowed North Tees to reduce waiting lists significantly by 16 weeks.

Consultant, Dr Nick Roper, agreed: "It is brilliant to see the new unit up and running. We have designed in features such as isolation rooms, en-suite rooms, no-touch taps and bespoke window blinds. The final result is a spacious and calm working environment, which is properly equipped to look after patients with emergency medical needs."

Thanks to the successful delivery of this scheme the PSCP has since developed a long-term relationship with North Tees and secured further work from them.

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Off-site construction cuts on-site disruption



Desperate to cut waiting lists for emergency assessments North Tees and Hartlepool NHS Trust turned to ProCure21. Together with its Principal Supply Chain Partner it was able to identify a unique modular construction that has added 42 beds in a bright airy unit within weeks, without disrupting existing services.

" This is a fantastic building. We are impressed with the benefits of the off-site approach, its accuracy, quality and the speed of construction, which has a direct impact on the patient experience,"
said Kevin Oxley

Introduction

North Tees and Hartlepool NHS Trust wanted to centralise its assessment services for emergency patients to make it more efficient and help it cut waiting lists to meet government targets. The Chief Executive's acute review recommended changes in the way that patient care was assessed and delivered.

Space at the city centre hospital was at a premium. Faced with such a challenge ProCure21 provided the optimum solution. The Trust needed a new 42-bed Emergency Assessment Unit within a year and had a budget of less than £5 million.

The Trust selected Interserve to take forward the scheme, who brought in the expertise of Yorkon, manufacturers of off-site modular buildings.

**“ With ProCure21 there is the opportunity for everyone to contribute and blue sky thinking, ”
said Steven Taylor**

Principles and objectives

A review of acute services in the region concluded North Tees Healthcare Trust should centralise emergency surgical care and expand the number of assessment beds on its Stockton site.

The 42-bed unit would adopt the latest thinking in emergency care and be staffed by specialist teams to give quicker access to treatment, more efficient streaming of patients and greater operational efficiencies for the Trust to meet its business objectives. The unit has 42 beds including large four bed wards, of which 16 were single en-suite rooms and created six consulting rooms.

It was imperative the new unit would provide specialist care yet offer comfort, privacy and dignity to patients with premium working conditions for staff.



Achievements and benefits

ProCure21 was new to the Trust although project manager, Steven Taylor, had experience of it previously. ProCure21 provided an on-site training course for the trust that brought everyone up-to speed, let them know what to expect and suggested some ways of working that had been successful elsewhere.

“The major benefit is the teamwork and openness,” he said. “With traditional procurement the design consultant draws up the plans and everyone else gets on with it. With ProCure21 there is the opportunity for everyone to contribute and blue sky thinking. It allowed us to take on-board Interserve’s suggestion of off-site construction which we would probably never have thought of.”

“Similarly, because of the transparency throughout we were able to add features during construction that still didn’t send us over our original budget,” he said. “For example, North Tees was able to see how features such as ceiling windows added natural light promoting patient recovery and enhancing the workplace for staff. Being identified at

installation, Yorkon was able to add more ceiling windows at no extra cost.”

The project took 54 weeks to complete from the initial meeting between the Trust and its PSCP to handing over the keys.

Using off-site construction limited on-site work to 24 weeks out of a total project time of 54 weeks. It cut vehicle visits, minimising noise and disruption and slashed waste material helping reduce the Trust’s carbon footprint.



Challenges

“The project was awarded in winter when work time is reduced due to bad weather and light. The site was hemmed in on three sides by existing hospital buildings and it was imperative disruption was kept to a minimum to ensure we didn’t create further patient delays and discomfort due to building work,” said Interserve Commercial Manager, Shaun Paramor.

“Off-site manufacture was the ideal solution agreed on at the early stages of the Outline Business Case (OBC). It meant work could start promptly on the project without being hampered by short winter days. It was only when the unit was ready for delivery that we worked on-site.



Delivery and installation of the unit actually took only seven days. Especially important as modular build adjoined existing building and was adjacent to the helipad which had to be kept accessible at all times. It was only a further 24 weeks before we handed over the new unit, fitted out and fully operational.

“Although there were numerous risks and changes, we were able to address them at an early stage as well as incorporating add-ons at the client’s request, such as the extra roof windows without running over budget or time,” said Shaun Paramor.

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said Kevin Oxley**